

**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF QUINTON
ADOPTING HOUSING ELEMENT AND FAIR SHARE PLAN**

Application No.: 08- 15

WHEREAS, the Quinton Township Planning Board (hereafter "Board") has reviewed the attached Housing Element and Fair Share Plan in accordance with the New Jersey Municipal Land Use Law (M.L.U.L.) N.J.S.A. 40:55d-1 et, seq.; and

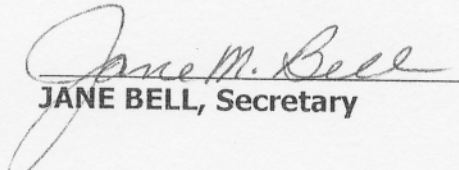
WHEREAS, the Board concluded that in the best interest of the Township and municipal planning the attached Housing Element and Fair Share Plan should be adopted and be made part of Quinton Township's Master Plan.

WHEREAS, upon notice duly provided pursuant to N.J.S.A.. 40:55D-13, the Planning Board of Quinton held a public hearing(s) on the Housing Element and Fair Share Plan on September 9, 2008; and

WHEREAS, the Planning Board has determined that the Housing Element and Fair Share Plan are consistent with the goals and objectives Quinton Township's Comprehensive Plan (adopted November, 1990 and last re-examined March, 2007) and that adoption and implementation of the Housing Element and Fair Share Plan are in the public interest and protect public health and safety and promote the general welfare.

NOW, THEREFORE, BE IT RESOLVED that after careful review and examination the attached Housing Element and Fair Share Plan are hereby adopted and incorporated into Quinton Township's Master Plan.

The undersigned Secretary of the Quinton Township Planning Board hereby certifies that the above is a true copy of a resolution adopted by said Board on the 14th day of October, 2008.


JANE BELL, Secretary

RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF QUINTON
ADOPTING HOUSING ELEMENT AND FAIR SHARE PLAN

TOWNSHIP OF QUINTON
COUNTY OF SALEM

RESOLUTION NO. 2008-119

FAIR SHARE PLAN

WHEREAS, the Planning Board of Quinton Township, Salem County State of New Jersey, adopted the Housing Element of the Master Plan on October 14, 2008; and

WHEREAS, a true copy of the resolution of the Planning Board adopting the Housing Element is attached pursuant to N.J.A.C. 5:95-2.2(a) 2; and

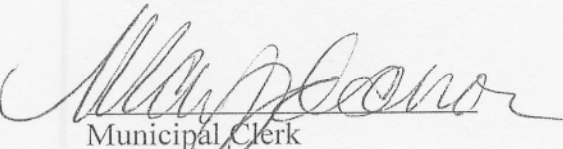
WHEREAS, the Planning Board adopted the Fair Share Plan on October 14, 2008 and

WHEREAS, a true copy of the resolution of the Planning Board adopting the Fair Share Plan is attached pursuant to N.J.A.C. 5:95-2.2(a) 2.

NOW THEREFORE BE IT RESOLVED that the Governing Body of Quinton Township, Salem County, State of New Jersey, hereby endorses the Housing Element and Fair Share Plan as adopted by the Quinton Township Planning Board; and

BE IT FURTHER RESOLVED that a list of names and addresses for all owners of sites in the Housing Element and Fair Share Plan has been included with the filing; and

BE IT FURTHER RESOLVED that the Governing Body of Quinton Township, pursuant to the provisions of N.J.S.A. 52:27D-301 et seq. and N.J.A.C. 5:95-2.2, requests that the Council on Affordable Housing accept the Housing Element and Fair Share Plan of Quinton Township as adopted by the Quinton Township Planning Board on October 14, 2008 for filing without a petition requesting substantive certification.


Municipal Clerk

10/15/08
Date


JANE BELL, Secretary

INTRODUCTION

Quinton Township's purpose in preparing this Housing Element and Fair Share Plan is to:

- Provide for a variety of housing opportunities in appropriate locations within the Township, particularly for low and moderate income households;
- Create housing which is consistent with the Township Master Plan goals and with the principles of smart growth as outlined in the State Plan;
- Provide for Quinton's senior citizens' housing needs;
- Minimize the impact of development and redevelopment on Quinton's fragile natural resources.

Quinton is required under the Fair Housing Act to prepare a Housing Element as part of its Master Plan in order to enforce its Zoning Ordinance. The Housing Element provides the data and the Fair Share Plan describes the projects and strategies that will be utilized to address Quinton's affordable housing obligation. These two documents, when submitted to COAH for certification, provide protection from builders' lawsuits which may seek to invalidate Quinton's zoning in the builders' favor.

The New Jersey Council on Affordable Housing (COAH) has issued rules and regulations which guide municipalities in preparing their Fair Share Housing Plans under the Fair Housing Act.¹ Over the years, COAH has established rules to calculate the number of affordable units necessary for substantial compliance. These have become known as First, Second and Third Round regulations. The current rules, the Third Round Substantive Rules as amended (NJAC 5:97), were adopted in December 2004 and amended on June 8, 2008. They assign a recalculated number for rehabilitation and unmet prior obligation from previous Rounds. In addition, the Third Round rules establish a mechanism for determining the municipality's growth share obligation, based on new residential development and job growth, which began accruing on January 1, 2004. In essence, the new rules stated that a municipality is obligated to provide some mechanism which will result in one affordable housing unit for every four market rate units built after January 1, 2004 within its borders and, in addition, one new affordable housing unit for every 16 jobs created in the municipality.

In its 2007 Comprehensive Plan Reexamination, Quinton Township affirmed its commitment to updating its Housing Element and Fair Share Plan under the COAH Third Round Rules. Since that time, the Township's efforts have been held up by COAH's attempts to address court ordered changes in its Rules. With the adoption of the June, 2008 amendments, COAH proposed new amendments which, if adopted, will again change the obligation and other aspects of Quinton's Fair Share Plan. In spite of these obstacles and COAH's lack of response to Quinton's repeated requests for guidance, the Township is filing this Housing Element and Fair Share Plan in good faith under the most current rules.

¹ This Element and Fair Share Plan utilize the amendments to the Substantive and Procedural Rules for Third Round submissions as issued on June 8, 2008.

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REQUIRMENTS

The Housing Element must be designed to achieve the goal of providing affordable housing to meet the total 1987-2014 affordable housing need comprised of estimated growth share, the remaining balance of Prior Round Obligation from the municipality's 1987-1999 affordable housing obligation that has not been addressed (if any), and the rehabilitation share. A Housing Element submitted to COAH must include the minimum requirements prescribed by the Fair Housing Act (N.J.S.A 52:27D-310) and included in the Municipal Land Use Law. These include:

- An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated.
- A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next six years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands.
- An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level, and age.
- An analysis of the existing and probable future employment characteristics of the municipality.
- A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs ,including its fair share for low and moderate income housing.
- A consideration of the lands which are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

In addition, COAH regulations (NJAC 5:97-2.3) require substantial supporting documentation:

- The household projection for the municipality as provided in Appendix F of NJAC 5:97;
- The employment projection for the municipality as provided in Appendix F of NJAC 5:97 ;
- The municipality's prior round obligation (from Appendix C of NJAC 5:97);
- The municipality's rehabilitation share (from Appendix B of NJAC 5:97);
- The projected growth share in accordance with the procedures in N.J.A.C. 5:97-2.4; and
- An inventory of all non-residential space by use group that was fully vacant as of the date of petition, to the extent feasible.
- A copy of the most recently adopted municipal zoning ordinance; and
- A copy of the most up-to date tax maps of the municipality, electronic if available, with legible dimensions; and
- Any other documentation pertaining to the review of the municipal Housing Element as may be required by the Council.²

² This non-specific requirement is neither legitimate nor fair to a small municipality and leaves Quinton "hanging in the wind" as COAH decides what is "necessary to facilitate review."

BACKGROUND

Quinton is located in Salem County in the Southwest corner of New Jersey within COAH's Region 6, which includes Salem, Cumberland, Atlantic and Cape May Counties. The entire Township is classified in the *New Jersey State Development and Redevelopment Plan* as Rural Planning Area PA4 and Rural/Environmentally Sensitive Planning Area PA4B. The State Plan's COAH policy for PA4s is for new construction to be in "Centers" with the exception of group homes and several other COAH approved options.

Quinton's Year 2000 population was 2,786. It is a rural, agricultural community with extremely limited infrastructure. There is one sewer line with limited connections planned for the village area (a previously identified "village center") of the Township. Presently 100% of households are on individual septic systems and there are 67 units (5.9% of total housing units) on public water.

The Township consists of rolling farmland and substantial areas of forest, lakes and wetlands. Industrial and commercial land uses constitute just 3% of total land coverage. About 28% of the Township is wetland or open water. Figure #1 depicts the available land for development. The mapped developable parcels exclude wetlands, water areas and lands which are public or are preserved by the State, Salem County, local or private entity.

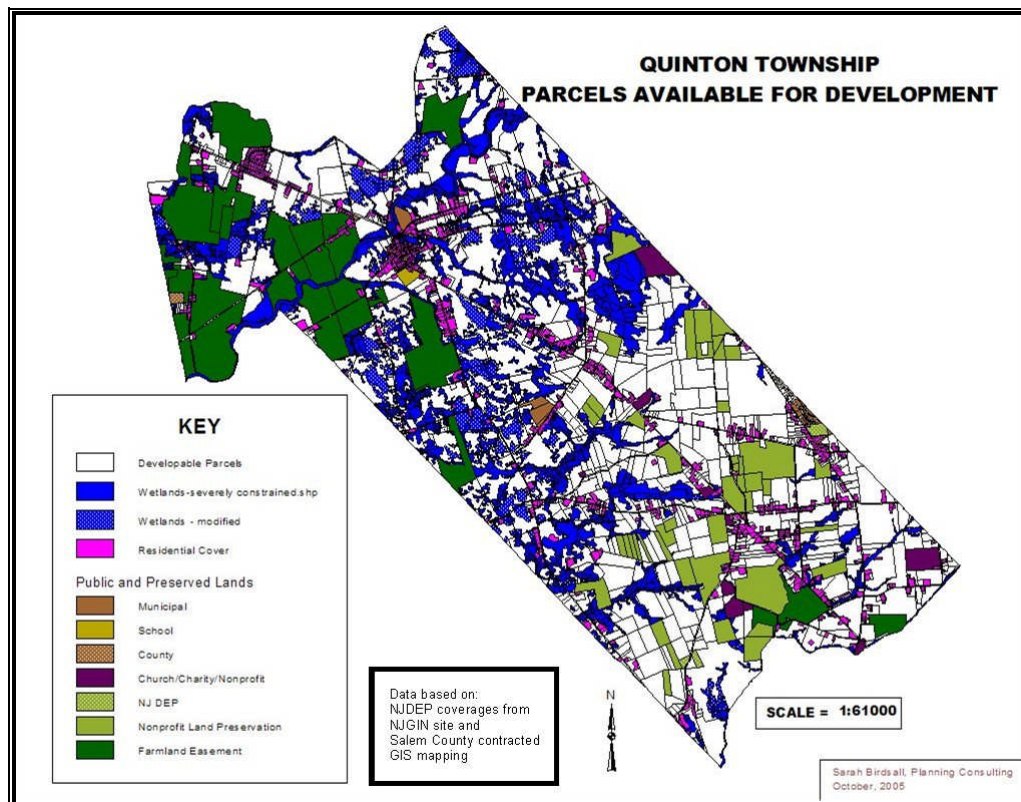


FIGURE 1

DEMOGRAPHIC, HOUSING AND EMPLOYMENT CHARACTERISTICS

Population

The salient issues from census data for Quinton over the past fifty years are the small data sample with the consequence that population change in Quinton does not evidence a clear trend pattern. Due to the small numbers involved, the deficit in growth since 1980 can be reversed with one medium sized development.

QUINTON TOWNSHIP POPULATION AND CHANGE (1950 to 2005)

YEAR	POPULATION	CHANGE	CHANGE
1950	1,847	515	38.6 %
1960	2,440		34.0 %
1970	2,567	128	5.2 %
1980	2,887	324	12.5 %
1990	2,511	[376]	- 13.0 %
2000	2,786	275	10.9 %
2005*	2,861	75	2.6 %

*5 year NJDOL estimate

AGE DISTRIBUTION with PERCENTAGE COMPARISON BETWEEN 1990 AND 2000

	Year 2000 #	Year 2000 %	Percentage Totals	1990 Percent for same cohort
Under 5 years	161	5.8	5.8	5.6
5 to 9 years	196	7.0		
10 to 14 years	202	7.3		
15 to 19 years	153	5.5		
20 to 24 years	136	4.9	24.7	26.3
25 to 34 years	359	12.9		
35 to 44 years	473	17.0	29.9	27.5
45 to 54 years	369	13.2	13.2	12.5
55 to 59 years	154	5.5	5.5	5.6
60 to 64 years	142	5.1	5.1	5.5
65 to 74 years	228	8.2	8.2	10.5
75 to 84 years	163	5.9	5.9	5.0
85 years and over	50	1.8	1.8	.9
TOTAL	2,786			

The age distribution for Quinton must be viewed through the prism of the small population numbers. Nevertheless, the doubling of the percentage of extreme elderly from less than 1% to 1.8% of the population should be noted. This is accompanied by a 2.3% decrease in the new retired age cohort of 65 to 74 years. If the so called “able” elderly are leaving Quinton for a

different retirement area, that will leave a higher percentage of vulnerable, extreme elderly within the Township.

Income

The distribution of income in 1999 (as shown below) demonstrates Quinton Township's household income status compared with the County's. Salem County, which has the second lowest per capita income in the State (after neighboring Cumberland County) had 53.9% of its households with an income less than \$50,000. In Quinton, 60.1% of the households have an income less than \$50,000. The COAH 2006 moderate income limit for affordable housing for a 4 person household in Region 6 is \$50,303.

INCOME IN 1999

	Quinton		Salem County
Occupied Households	1,080	100.0 %	100% of 24,316
Less than \$10,000	68	6.3	7.7
\$10,000 to \$14,999	79	7.3	5.8
\$15,000 to \$24,999	130	12.0	11.8
\$25,000 to \$34,999	175	16.2	11.8
\$35,000 to \$49,999	198	18.3	16.8
\$50,000 to \$74,999	257	23.8	22.2
\$75,000 to \$99,999	101	9.4	13.1
\$100,000 to \$149,999	47	4.4	8.4
\$150,000 to \$199,999	23	2.1	1.1
\$200,000 or more	2	0.2	1.1
Median household income (dollars)	\$41,193	(X)	\$45,573

Employment

In terms of employment and employment opportunities, Quinton and Salem County have serious population distribution issues to overcome. Salem has the smallest population and the lowest density of any County in New Jersey. Its density is between 185 to 190 persons/square mile. Quinton's population density is even smaller at 115 persons/square mile. Employment opportunities within the Township are limited due to the lack of population density and the Township's limited road network. The SJTPO estimates that there were about 150 employment opportunities in Quinton in 2000. About 12% of the labor force lives within the Township.

EMPLOYED CIVILIAN POPULATION 16 YEARS AND OVER

TOTAL NUMBER	1,180	%
OCCUPATION		
Management, professional, and related occupations	291	24.7
Service occupations	188	15.9
Sales and office occupations	267	22.6
Farming, fishing, and forestry occupations	17	1.4
Construction, extraction, and maintenance occupations	158	13.4
Production, transportation, and material moving occupations	259	21.9

BY INDUSTRY	#	%
Agriculture, forestry, fishing and hunting, and mining	36	3.1
Construction	72	6.1
Manufacturing	197	16.7
Wholesale trade	30	2.5
Retail trade	144	12.2
Transportation and warehousing, and utilities	158	13.4
Information	14	1.2
Finance, insurance, real estate, and rental and leasing	66	5.6
Professional, scientific, management, administrative, and waste management services	57	4.8
Educational, health and social services	247	20.9
Arts, entertainment, recreation, accommodation and food services	70	5.9
Other services (except public administration)	42	3.6
Public administration	47	4.0

Only 26% of the women over the age of 16 are in the labor force. White collar workers encompass about one third of the labor force in Quinton.

Housing Stock

The inventory of housing stock in Quinton Township includes the number of and type of unit, occupancy and household characteristics, age (the year the structure was built), condition of units, purchase or rental value of units, units affordable to low and moderate income housing, and rate of construction.

HOUSING OCCUPANCY

Total housing units	1,133	100.0
Occupied housing units	1,074	94.8
Vacant housing units	59	5.2
Owner-occupied housing units	902	84.0
Renter-occupied housing units	172	16.0
Homeowner vacancy rate (percent)	1.1	(X)
Rental vacancy rate (percent)	7.0	(X)

The 2000 Census number of 1,133 housing units in Quinton is an increase of 136 units cited in the 1990 census. This is consistent with the population increase of 275 (considering demolitions).

The number of units for rent indicates a viable market for rentals. The vacancy rate for rental housing units indicates that there is housing opportunity within the Township although the rental market is tight.

HOUSING BY NUMBER OF UNITS IN STRUCTURE

Type of Unit	#	%
1-unit, detached	909	80.2
1-unit, attached	14	1.2
2 units	60	5.3
3 or 4 units	5	0.4
5 to 9 units	6	0.5
10 to 19 units	0	0.0
20 or more units	0	0.0
Mobile home	139	12.3
Boat, RV, van, etc.	0	0.0

Quinton's housing stock is largely single family detached. The Zoning Ordinance allows for 2 family units in one zone, the Village-Residential. All building permits over the last two decades have been for single family homes, making it the preferred housing choice.

A significant percentage of Quinton's housing is mobile homes at 12.3%.

SELECTED CHARACTERISTICS OF HOUSING UNITS

Characteristic	#	%
Lacking complete plumbing facilities	8	0.7
Lacking complete kitchen facilities	4	0.4

OCCUPANTS PER ROOM

Occupied housing units	1,074	100.0
1.00 or less	1,058	98.5
1.01 to 1.50	16	1.5
1.51 or more	0	0.0
No telephone service	7	0.7

The percentage of housing stock which is "substandard" has decreased significantly since 1980. Of the 999 occupied units in 1980, 2% were lacking in plumbing facilities. As can be seen, this has decreased to just less than 1% of the 1,074 occupied units in the Year 2000 Census. In addition, 3.2% of occupied housing units lacked complete kitchen facilities in 1980. The decrease to .4% in this number is significant. Not surprisingly, considering the high percentage of single family detached houses, overcrowding is not an issue in Quinton.

YEAR STRUCTURE BUILT (ALL UNITS)

Year	#	%
1999 to March 2000	17	1.5
1995 to 1998	31	2.7
1990 to 1994	110	9.7
1980 to 1989	70	6.2
1970 to 1979	179	15.8
1960 to 1969	208	18.4
1940 to 1959	282	24.9
1939 or earlier	236	20.8

The age of the housing stock in Quinton is fairly well distributed with less than 50% of the stock constructed prior to World War II and over 14% constructed in the last twenty years.

VALUE

Specified owner-occupied units	684	100.0
Less than \$50,000	12	1.8
\$50,000 to \$99,999	325	47.5
\$100,000 to \$149,999	193	28.2
\$150,000 to \$199,999	123	18.0
\$200,000 to \$299,999	31	4.5
\$300,000 to \$499,999	0	0.0
\$500,000 to \$999,999	0	0.0
\$1,000,000 or more	0	0.0
Median (dollars)	\$101,300	(X)

In 2000, almost 50% of the housing in Quinton was valued at under \$100,000, making it accessible to a 4 person moderate income family in Region 6. Undoubtedly values have risen since 2000, but the range of housing for purchase remains reasonable for moderate income family.

**SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE
OF HOUSEHOLD INCOME (1999)**

Monthly cost	#	%
Less than 15 percent	196	28.7
15 to 19 percent	136	19.9
20 to 24 percent	110	16.1
25 to 29 percent	73	10.7
30 to 34 percent	49	7.2
35 percent or more	108	15.8
Not computed	12	1.8

A general criterion for housing affordability is that no more than 30% of the household's gross income should be spent on housing costs. Over 75% of homeowners in Quinton were paying less than 75% of their gross income in housing costs.

GROSS RENT

Rent	#	%
Less than \$200	0	0.0
\$200 to \$299	15	8.8
\$300 to \$499	18	10.5
\$500 to \$749	75	43.9
\$750 to \$999	49	28.7
\$1,000 to \$1,499	9	5.3
\$1,500 or more	0	0.0
No cash rent	5	2.9
Median (dollars)	\$668	(X)

GROSS RENT AS PERCENTAGE OF HOUSEHOLD INCOME IN 1999

Rent	#	%
Less than 15 percent	13	7.6
15 to 19 percent	45	26.3
20 to 24 percent	20	11.7
25 to 29 percent	29	17.0
30 to 34 percent	14	8.2
35 percent or more	45	26.3
Not computed	5	2.9

The median rental payment of \$668 is 30% of a \$24,048 yearly income which is the very low income affordability limit for a family of between 7 and 8 persons in Region 6. Over 60% of renters in Quinton are paying less than 30% of their gross monthly income in rent.

POPULATION PROJECTIONS & PROBABLE HOUSING GROWTH THROUGH 2018

The South Jersey Transportation Planning Organization (SJTPO) is the designated Metropolitan Planning Area Organization for South Jersey. Due to the lack of State Plan projections at the municipal level, SJTPO projections have the presumption of validity according to N.J.A.C. 5:94-2.2(b)4.

SJTPO POPULATION PROJECTIONS

Year	2005	2007	2010	2015	2020	2025	2030	2035
Pop	2861*	2876	2899	2922	2943	2963	2982	3001

Source: 2030 Demographic Forecasts; prepared by CRBR for SJTPO, June 2006

*NJDOLE estimate

SJTPO projects a population increase of 74 persons between 2005 and 2018 (extrapolating a yearly increase of 4.2 persons per year between 2015 and 2020 to arrive at 13 additional persons from 2015 to 2018). This would require approximately 29 new housing units assuming a 2.56 average household size. At the current growth share obligation of 1 affordable housing unit per 4 market unit, this would result in a need of 7 affordable housing units.

EMPLOYMENT PROJECTIONS AND PROBABLE EMPLOYMENT GROWTH

The SJTPO employment projection methodology is more problematic than the population projections.

SJTPO INDIGENOUS EMPLOYMENT PROJECTIONS

Year	2005	2007	2010	2015	2020	2025	2030	2035
Jobs		138	142	149	154	159	164	164

Source: 2030 Demographic Forecasts; prepared by CRBR for SJTPO, June 2006

The problem with this projection is the reality of the trend in non residential construction and demolitions in Quinton. There were four nonresidential demolitions between 1996 and 2006. In 1998, 336 square feet of non residential construction was authorized. The SJTPO projected growth of 11 jobs between 2007 and 2018 would seem to be optimistic.

The reality is that Quinton is not a growth community in terms of economic expansion and planning. Therefore a 15% job growth rate over twenty years is not realistic. Again, as in population projection, the best employment projection method for such a small cohort is an actual count of business growth. Based on the fact that there has been only 336 square feet of non residential building in the Township since 1996 (through 2006), the Township does not think it is realistic to project the need for even one additional affordable housing unit based on job generation. This is in basic agreement with SJTPO's job growth of less than 25.

ZONING ANALYSIS

Almost 93% of Quinton Township is in the PBR zoning district as seen in **Figure #2** below. The Village Residential and R-1 zones encompass the Township's small village center. The Light Industrial-Office District is closest to the more urbanized municipality of Salem City and located on the only State highway in the Township. The two small districts for Manufacturing and Commercial are presently being considered by the Planning Board for elimination and consolidation into the LIO.

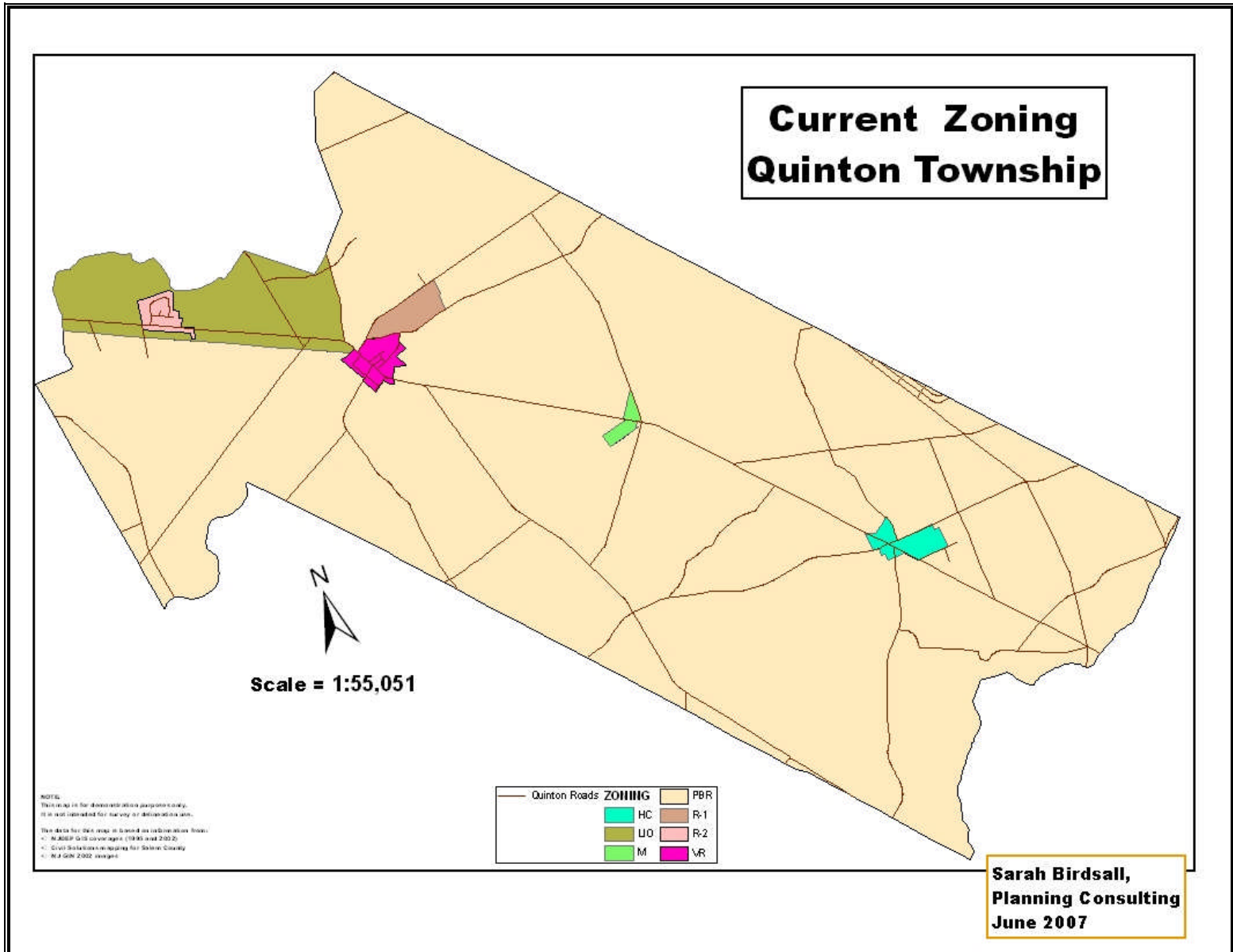
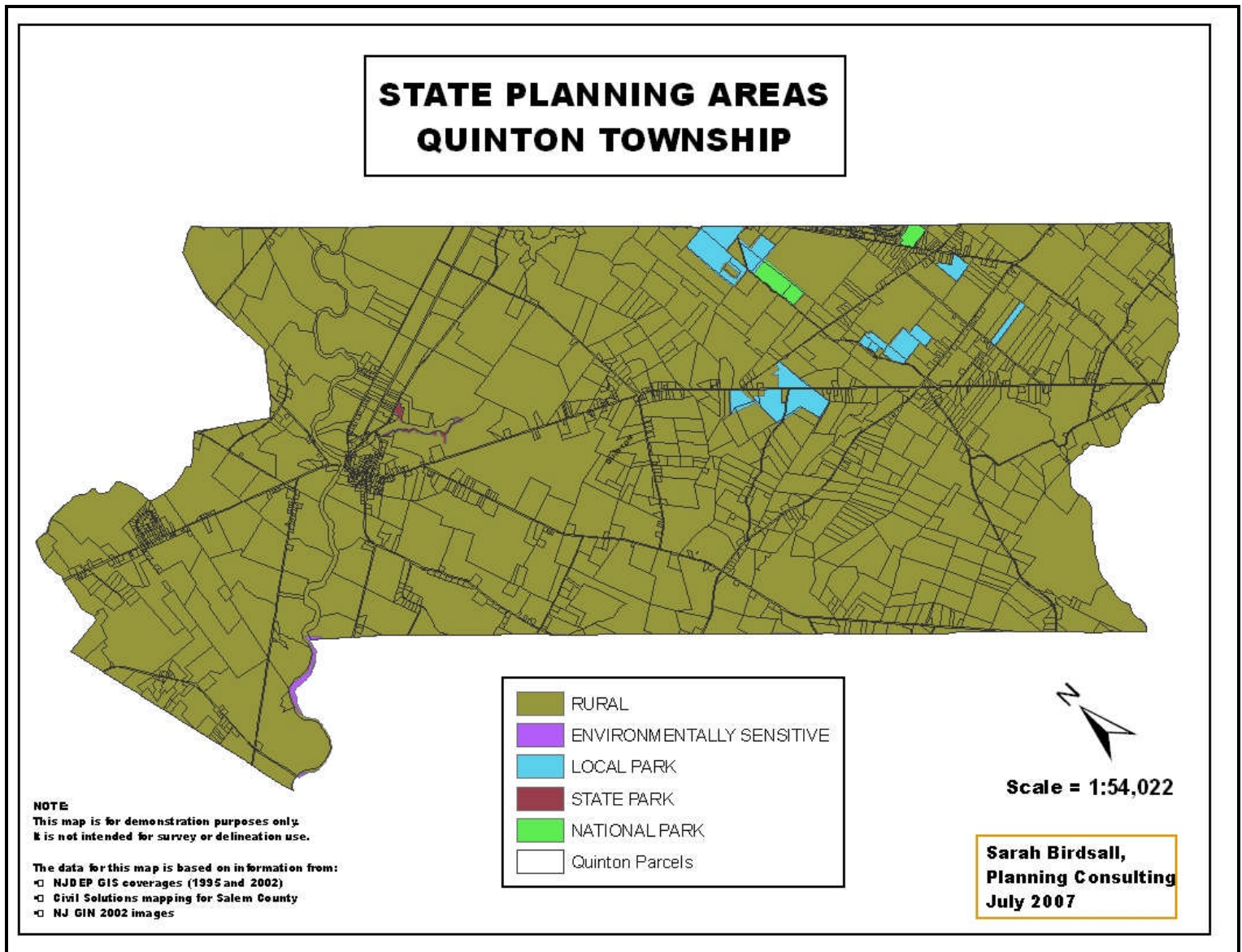


FIGURE #2

The entire Township is in Planning Area 4 except for small areas of Park as shown in **Figure # 3** below.³ The State Plan is cognizant of the Township's lack of public sewer and water and its rural, agricultural nature. Like most rural municipalities in Region 6, Quinton's population income is below the median with an average household size of 2.56 and a median household income of \$41,193.



³ The areas shown as State and National Park are incorrect.

In 2007, the Township changed the minimum lot size in the PBR district from 1 acre (with proof of septic suitability) to 3 acres. There are substantial areas of the Township which are environmentally sensitive, as seen in Figure #4 below. The Planning Board is presently working on a cluster ordinance which will be mandatory in the PBR for all residential development greater than 20 acres. The Township intends to utilize clustering to manage growth in the PBR zone and preserve its rural character and natural resources.

The new ordinance incorporates an affordable housing bonus density granting one additional market unit for every affordable unit built at the rate of one affordable unit for every four market units. The Planning Board intends to recommend the Cluster Ordinance to the Township Committee as part of the package of ordinances (including Growth Share and Development Fee ordinances) which will encompass the Township's COAH filing.

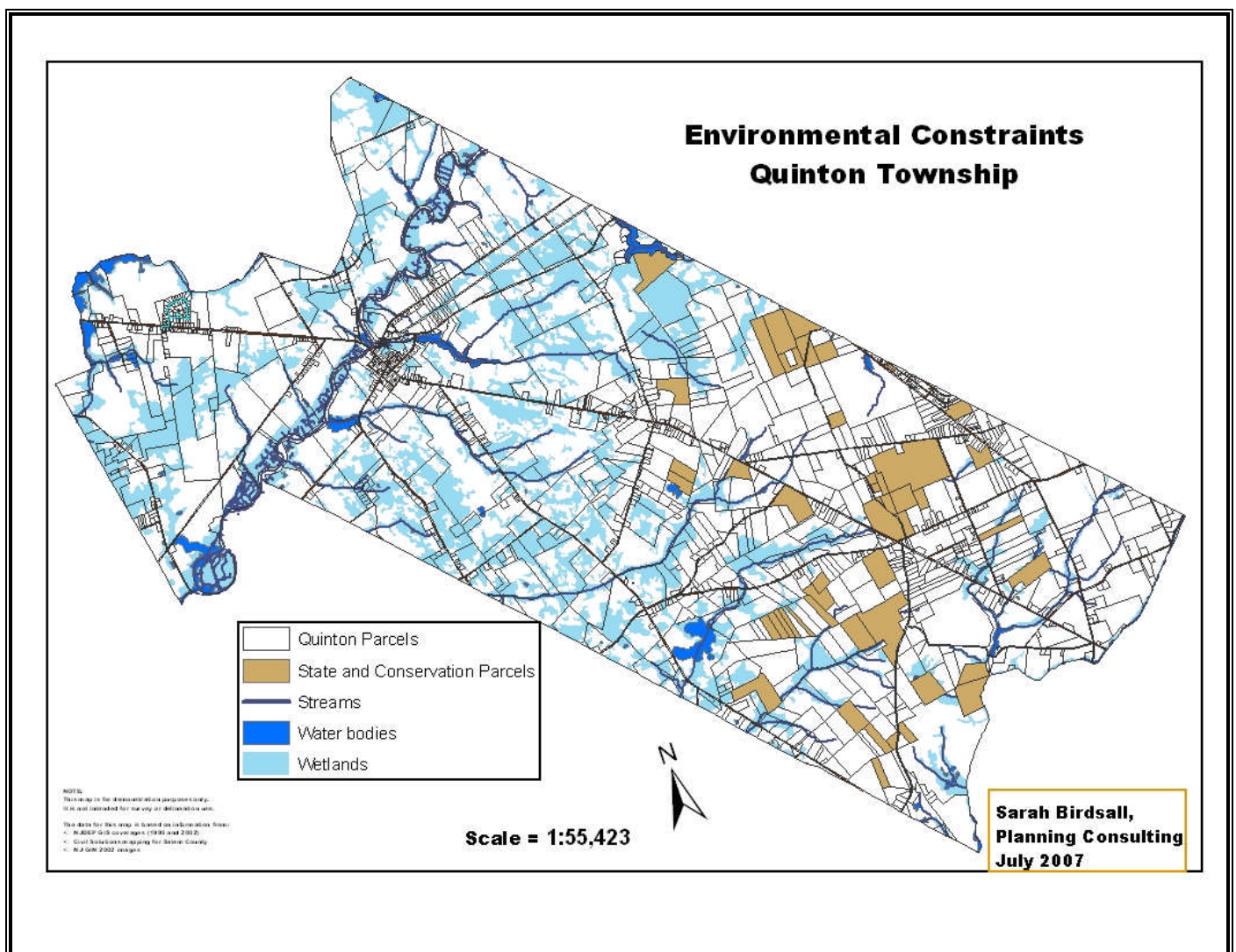


FIGURE #4

ACRES BY ZONING DISTRICT QUINTON TOWNSHIP			
ZONE	SYMBOL	ALLOWED DENSITY	ACRES
PERC-BORING RESIDENTIAL	PBR	3 ACRE	14,475
LIGHT INDUSTRIAL/OFFICE	LIO	5 ACRE	770.56
RESIDENTIAL	R-1	15,000 SF	83.37
RESIDENTIAL	R-2	8,000 SF	56.71
VILLAGE RESIDENTIAL	VR	6,500 SF	81.22
HIGHWAY COMMERCIAL	HC	60,000 SF	71.80
MANUFACTURING	M	5 ACRE	29.38
TOTAL ACREAGE			15,568.

Sarah Birdsall, Planning Consulting

As can be seen in the Table above, the PBR district offers the most area for affordable housing placement, but its environmental issues will require careful analysis. The Village District allows two family units on a 6,500 square foot lot. But the VR, as well as the R-1 and R-2 districts, present health and environmental challenges since public utilities are limited in Quinton.

Presently there are 67 households with public water in Quinton. The water supply comes from the Salem City Municipal Utilities Authority. A public sewer connection from the Salem MUA is presently being installed and will run through Quinton Village and onto Alloway Village. The NJDEP agreement which allowed the sewer to be placed for public health reasons severely limits the individual household connections and does not allow for expansion. Even so, with State agency cooperation and assistance, the Village area of Quinton could be a site for Smart Growth, including mixed use commercial-residential with affordable housing component.

TOTAL AFFORDABLE HOUSING OBLIGATION

The Township's Third Round (2004 to 2018) new construction obligation is based on the anticipated growth of the Township in terms of population and jobs during the 2004 to 2018 time period as calculated in Appendix F of the amended Substantial Rules. The new affordable housing that is created must serve low and moderate-income households. Low-income households are those earning 50 percent or less of median income, and moderate-income households are those earning between 50.1 to 80 percent of median income. According to COAH's 2008 Regional Income Limits as shown in the table below, median household income in Region 6's housing region is currently \$64,793 for a four-person household. Therefore, a moderate-income four-person household may earn no more than \$51,834 per year; a low-income four-person household may earn no more than \$32,397 per year; and a very low-income four-person household may earn no more than \$19,538 in order to qualify for affordable housing in Quinton.

COUNCIL ON AFFORDABLE HOUSING (COAH) 2008 REGIONAL INCOME LIMITS													
		1 Person	*1.5 Person	2 Person	*3 Person	4 Person	*4.5 Person	5 Person	6 Person	7 Person	8 Person	Max. Increase** <i>Rents/Sales</i>	Regional Asset Limit***
Region 1 Bergen, Hudson, Passaic and Sussex	<i>Median</i>	\$53,950	\$57,804	\$61,658	\$69,365	\$77,072	\$80,155	\$83,238	\$89,404	\$95,569	\$101,735	3.00%	\$149,034
	<i>Moderate</i>	\$43,160	\$46,243	\$49,326	\$55,492	\$61,658	\$64,124	\$66,590	\$71,523	\$76,455	\$81,388		
	<i>Low</i>	\$26,975	\$28,902	\$30,829	\$34,682	\$38,536	\$40,077	\$41,619	\$44,702	\$47,785	\$50,868		
	<i>Very Low</i>	\$16,185	\$17,341	\$18,497	\$20,809	\$23,122	\$24,046	\$24,971	\$26,821	\$28,671	\$30,521		
Region 2 Essex, Morris, Union and Warren	<i>Median</i>	\$58,640	\$62,828	\$67,017	\$75,394	\$83,771	\$87,122	\$90,473	\$97,174	\$103,876	\$110,578	3.00%	\$160,715
	<i>Moderate</i>	\$46,912	\$50,263	\$53,613	\$60,315	\$67,017	\$69,697	\$72,378	\$77,739	\$83,101	\$88,462		
	<i>Low</i>	\$29,320	\$31,414	\$33,508	\$37,697	\$41,886	\$43,561	\$45,236	\$48,587	\$51,938	\$55,289		
	<i>Very Low</i>	\$17,592	\$18,848	\$20,105	\$22,618	\$25,131	\$26,137	\$27,142	\$29,152	\$31,163	\$33,173		
Region 3 Hunterdon, Middlesex and Somerset	<i>Median</i>	\$67,690	\$72,525	\$77,360	\$87,030	\$96,700	\$100,568	\$104,436	\$112,172	\$119,908	\$127,644	3.00%	\$184,132
	<i>Moderate</i>	\$54,152	\$58,020	\$61,888	\$69,624	\$77,360	\$80,454	\$83,549	\$89,738	\$95,926	\$102,115		
	<i>Low</i>	\$33,845	\$36,263	\$38,680	\$43,515	\$48,350	\$50,284	\$52,218	\$56,086	\$59,954	\$63,822		
	<i>Very Low</i>	\$20,307	\$21,758	\$23,208	\$26,109	\$29,010	\$30,170	\$31,331	\$33,652	\$35,972	\$38,293		
Region 4 Mercer, Monmouth and Ocean	<i>Median</i>	\$59,196	\$63,425	\$67,653	\$76,109	\$84,566	\$87,949	\$91,331	\$98,097	\$104,862	\$111,627	3.00%	\$159,071
	<i>Moderate</i>	\$47,357	\$50,740	\$54,122	\$60,888	\$67,653	\$70,359	\$73,065	\$78,477	\$83,889	\$89,302		
	<i>Low</i>	\$29,598	\$31,712	\$33,826	\$38,055	\$42,283	\$43,974	\$45,666	\$49,048	\$52,431	\$55,814		
	<i>Very Low</i>	\$17,759	\$19,027	\$20,296	\$22,833	\$25,370	\$26,385	\$27,399	\$29,429	\$31,459	\$33,488		
Region 5 Burlington, Camden and Gloucester	<i>Median</i>	\$52,010	\$55,725	\$59,440	\$66,870	\$74,300	\$77,272	\$80,244	\$86,188	\$92,132	\$98,076	3.00%	\$137,699
	<i>Moderate</i>	\$41,608	\$44,580	\$47,552	\$53,496	\$59,440	\$61,818	\$64,195	\$68,950	\$73,706	\$78,461		
	<i>Low</i>	\$26,005	\$27,863	\$29,720	\$33,435	\$37,150	\$38,636	\$40,122	\$43,094	\$46,066	\$49,038		
	<i>Very Low</i>	\$15,603	\$16,718	\$17,832	\$20,061	\$22,290	\$23,182	\$24,073	\$25,856	\$27,640	\$29,423		
Region 6 Atlantic, Cape May, Cumberland and Salem	<i>Median</i>	\$45,355	\$48,595	\$51,834	\$58,314	\$64,793	\$67,385	\$69,976	\$75,160	\$80,343	\$85,527	3.00%	\$121,348
	<i>Moderate</i>	\$36,284	\$38,876	\$41,468	\$46,651	\$51,834	\$53,908	\$55,981	\$60,128	\$64,275	\$68,421		
	<i>Low</i>	\$22,678	\$24,297	\$25,917	\$29,157	\$32,397	\$33,692	\$34,988	\$37,580	\$40,172	\$42,763		
	<i>Very Low</i>	\$13,607	\$14,578	\$15,550	\$17,494	\$19,438	\$20,215	\$20,993	\$22,548	\$24,103	\$25,658		

*These columns are for calculating the pricing for one, two and three bedroom sale and rental units as per N.J.A.C. 5:80-26.6(b) and N.J.A.C. 5:80-26.12(a).
**This column is used for calculating the pricing for resale and rent increases for units as per N.J.A.C. 5:94-7.2(b)2. Affordable prices and rents may be raised a maximum of 3.0 percent, based on the U.S. Department of Labor, Bureau of Labor Statistics, Consumer Price Index (CPI), United States, All Urban Consumers Housing. However, low income tax credit developments may increase based on the low income tax credit regulations.
***The Regional Asset Limit is used in determining an applicant's eligibility for affordable housing pursuant to N.J.A.C. 5:80-26.16(b)3.

(Moderate income is between 80 and 50 percent of the median income. Low income is 50 percent or less of median income. Very low income is 30 percent or less of median income.)

COAH PROVIDED PROJECTIONS

Quinton is a moderate income community with a range of incomes and housing stock. The municipality is committed to providing opportunities for affordable housing for low and moderate income households. Quinton's cumulative affordable housing obligation, as listed in COAH's Revised June, 2008 rules, is a 9 unit rehabilitation component and a 15 unit prior round component from 1987 to 1999.

The total growth share obligation for 2004 through 2018 is estimated at 23 affordable housing units based on the study commissioned by COAH in 2008. Therefore Quinton has a combined new construction and rehabilitation obligation for affordable housing as shown in the table below.

QUINTON TOWNSHIP THIRD ROUND OBLIGATION (Based on Past Obligation and Growth Share)

Component	COAH Affordable Unit Obligation
Rehabilitation Share	9
Past Obligation	15
Projected growth share obligation according to COAH consultants	23
TOTAL OBLIGATION	47 UNITS

FAIR SHARE PLAN

Quinton's Fair Share Plan describes the projects and strategies and funding sources that will be utilized to address its affordable housing obligation as set forth in N.J.A.C. 5:97-3. This Fair Share Plan covers the total fair share obligation of Quinton Township through 2018.

A municipality's total fair share obligation is comprised of a municipality's rehabilitation share, the total remaining obligation from prior rounds, and the growth share. Quinton has a rehabilitation obligation for 9 units and a past and ongoing share of 15 units plus its ongoing growth share obligation of 23 units. It does not appear that Quinton has met any of its past obligations under COAH's procedural rules for affordable housing.

At least 50% of the growth share obligation must be rental. In resolving its unmet obligation from Rounds 1 and 2, the Township may be eligible for rental bonus credits (2 credits for every unit) toward its unmet obligation if it provides more than 6 units of its obligation in rentals. Not more than 25% of the rental units may be satisfied with age restricted units.

Quinton will utilize the following affordable housing strategies to meet its Third Round obligation:

FAIR SHARE PLAN

Fair Share Compliance Component	Number of Units
Rehabilitation	4
Accessory Apartments	10
Inclusionary Growth Share Ordinance	10
Donation of municipal land for affordable housing construction	14
Age restricted rental housing development (Planned Adult Community Ordinance)	10
Total	47

- The Township intends to utilize its cluster ordinance density bonus provision to encourage any developments to go over and above the COAH minimum obligation of 1 affordable unit for every 4 market units to encourage inclusionary growth in any new developments
- The Township plans to solicit an affordable housing developer to utilize Township owned lands for a 15 unit affordable housing development on Route #49
- The Township intends to solicit age restricted housing development with density bonuses to supply a minimum of 10 rental units for affordable housing. The Township will re-zone land on Route 49 and contiguous to the Village to encourage such development.
- Accessory Dwelling Unit ordinance – Quinton is amending its Land Use Ordinance to allow for up to 10 accessory dwelling units within the Township for affirmative marketing to low income households.
- Until the Township accumulates sufficient funds through its development fee ordinance to rehabilitate and/or fund accessory apartments, it will utilize a “local affordability assistance program” to assist moderate and low income households with rental assistance. The housing trust officer will be in charge of administration and marketing outreach for this.

Quinton will the following funding tools to meet the COAH obligation:

1. Developer fee ordinance – development fees of one and one-half percent for residential development will be charged through a COAH approved development fee ordinance. This will be utilized to fund a rental assistance program as well as the rehabilitation and accessory apartment obligation once Quinton’s Plan is certified.
2. Growth share ordinance – builders whose new development produces a growth share will have the option of receiving a density bonus of 20% toward their market units if they build affordable units at the required rate (1 affordable/4 market units) or to pay an in-lieu fee to cover all or partial-unit obligations. The payment in lieu will be compensated with additional market unit bonus in the same manner as inclusionary.

This Fair Share Plan and Spending Plan are in keeping with the Township’s Master Plan goals and consistent with the Township’s Planning Area according to the State Plan. Any non-inclusionary affordable housing as well as rental and age restricted housing will be located on or near Route 49 with the expectation that the State Highway is the best opportunity for future public transportation possibilities. Quinton cannot control the development of public transportation in Salem County or South Jersey.

Quinton requests COAH and DCA assistance to advocate for extension of the sewer connections within the Village Residential and R-1 districts (through which the sewer main goes) in order to attract developers with the density needed for rental and lower income housing projects.

While Quinton is not contesting the Appendix F findings for projected residential and non-residential growth through 2018, the Township is skeptical that it will come near the projected housing growth. The Township intends to shoulder its burden, especially its past obligation, and would like to take a “wait and see” attitude to its ongoing obligation before pushing new development outside its Village in Planning Area 4.

**MATERIALS AND DOCUMENTS FOR COAH SUBMISSION
OF HOUSING ELEMENT & FAIR SHARE PLAN WITHOUT PETITION**

- ☒ Draft development fee ordinance
- ☐ Draft growth share ordinance
- ☒ Draft accessory apartment ordinance
- ☒ Draft Cluster ordinance
- ☒ Planning Board adopted Housing Element and Fair Share plan
- ☒ Township Committee resolution filing Housing Element with COAH

TOWNSHIP OF QUINTON

**ORDINANCE 2008-_____
AN ORDINANCE ENTITLED “ACCESSORY DWELLING UNIT
FOR AFFORDABLE HOUSING”
AMENDING SECTION 170 OF THE CODE OF THE TOWNSHIP OF
QUINTON, NEW JERSEY**

BE IT HEREBY ORDAINED by the Township Committee of the Township of Quinton, County of Salem and State of NJ that the Land Use and Development Code is amended to add to ARTICLE V, Section 170-38J

§ 170-175

- J. Accessory Dwelling Unit (ADU). Any single family lot may apply for a conditional use ADU permit under this section.
- (1) Purpose and Intent. It is the purpose of this section to provide an opportunity for the creation of up to 10 accessory dwelling units in Quinton Township in conjunction with the Township’s Fair Share Housing Plan affordable housing obligation.
 - (2) An Accessory Dwelling Unit (ADU) is a habitable living unit that provides the basic requirements of shelter, heating, cooking, and sanitation
 - (3) All units created by this section are to be regulated by the Substantive Rules of the Council on Affordable Housing.
 - (4) All ADUs are subject to the uniform affordability controls of COAH and must be affirmatively marketed..
 - (5) The installation of an ADU in new and existing single-family dwellings (hereinafter principal units) shall be allowed in any district which allows single family homes, subject to specific development, design, and owner-occupancy standards.
 - (6) ADUs shall meet the following standards and criteria:
 - a. The design and size of the ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes.
 - b. Certification by the (city/county) Health Department that the water supply and sewage disposal facilities are adequate for the projected number of residents must be provided to the building official.
 - c. Any additions to an existing building shall not exceed the allowable lot coverage or encroach into the existing setbacks.
 - d. The ADU may be attached to, or detached from, the principal unit.

- e. Only one ADU may be created per residence except multiple detached ADUs may be created on farm assessed lots if one of the occupants of each unit is employed by the property owner.
 - f. The property owner, which shall include title holders and contract purchasers, must occupy the principal unit
 - g. An ADU may be developed in either an existing or a new residence.
 - h. In no case shall an ADU be more than 40 percent of the building's total floor area nor less than 600 square feet, nor have more than 2 or less than 1 bedrooms.
 - i. The ADU shall be designed so that, to the degree reasonably feasible, the appearance of the building remains that of a single-family residence.
 - j. The primary entrance to the ADU shall be located in such a manner as to be unobtrusive from the same view of the building which encompasses the entrance to the principal unit.
 - k. RSIS standards for the number of total bedrooms on the lot shall apply for parking.
- (7) ADUs created prior to the date of this ordinance shall be registered with the Zoning Officer for inclusion into the Accessory Apartment Affordable Housing count if they can meet the Substantive Rules of COAH for Accessory Apartments and the standards of this section.
- a. Application for registration must contain the name of the owner, the address of the unit, the floor area of the two dwelling units, a plot plan of the property, evidence of the date of establishment of the unit, evidence of the use for the six-month period prior to the application for registration, and a signature of the owner.
 - b. These units must be empty at the time of registration and be willing to be affirmatively marketed and rented under the UHAC rules.
- (8) Application Procedure. Application for an ADU shall be made to the Quinton Township Housing Liaison Officer and to the Zoning Officer and shall include:
- a. A letter of application from the owner(s) stating that the owner(s) shall occupy one of the dwelling units on the premises, except for bona fide temporary absences.
 - b. The owner is responsible for marketing and renting the unit under COAH rules and procedures.

Note: delete 170-23 B.(10)

TOWNSHIP OF QUINTON

ORDINANCE 2008-____

AN ORDINANCE ENTITLED “PLANNED RESIDENTIAL CLUSTER DEVELOPMENT”

AMENDING SECTION 170 OF THE CODE OF THE TOWNSHIP OF QUINTON, NEW JERSEY

BE IT HEREBY ORDAINED by the Township Committee of the Township of Quinton, County of Salem and State of NJ that the Land Use and Development Code is amended to DELETE Section 170-25 in its entirety and to add this Section 170-25 in its stead.

THIS SECTION REPLACES EXISTING 25 IN ITS ENTIRETY 170-25. Planned Residential Cluster Development

- A. Purpose. It is the purpose of this section to permit residential cluster development in order to:
- (1) Retain the Township’s rural character and environment;
 - (2) Preserve farming operations on prime agricultural land;
 - (3) Provide for an adequate and diversified housing supply in attractive neighborhoods;
 - (4) Provide adequate open space for present and future population;
 - (5) Encourage creative and flexible site design that is sensitive to Quinton’s natural features and topography;
 - (6) Protect environmentally sensitive areas of a site for development by preserving, on a permanent basis, open space and natural features;
 - (7) Minimize nonpoint source pollution by reducing impervious cover on development sites;
 - (8) Promote cost savings in infrastructure by reducing the distance utility lines need to be extended.
- B. As used in this section of the Land Use Ordinance, the following words and terms shall have the definitions as specified herein:

AFFORDABLE HOUSING – A dwelling unit which meets the latest rules and regulations of the Council on Affordable Housing and all its criteria for the type of unit.

BASE YIELD – The number of lots which would be built in a development under conventional zoning density after deductions for wetlands/environmentally sensitive lands, storm water facilities, and infrastructure.

BUFFER - Land maintained in either a natural or landscaped state and used to screen the subject development from surrounding properties or rights of way.

CLUSTER OR CLUSTERING – A site planning technique that concentrates buildings and structures in specific areas on a lot, site or parcel to allow the remaining land to be deed restricted for a specified and approved agricultural, recreational, open space or conservation use. The techniques used to concentrate buildings may include, but shall not be limited to, reduction in lot area, easing of setback and/or bulk requirements in order to increase deed restricted space.

GROSS AREA - The total area of the site under development (NOTE: THIS DIFFERS FROM SECTION 7)

INFRASTRUCTURE – The facilities and services needed to support and sustain a development, including but not limited to streets, sidewalks, easements and parking areas.

LOT –

- (1) The basic development unit for determination of area, depth and other dimensions
- (2) A parcel of land whose boundaries have been established by some legal instrument and recorded as a separate legal entity for transfer of title.

LOT CALCULATION AREA: - The area of a tract which is used to calculate lot yield after exclusion of all wetlands, wetland transition areas, stormwater management facilities, any required agricultural buffers, 10% infrastructure allotment and any other use-restricted or environmentally sensitive lands.

SET ASIDE – Land associated with a cluster development (equal to 50% of the tract in question after exclusion of all wetlands, wetland transition areas, stormwater management facilities, any required agricultural buffers, and any other use-restricted or environmentally sensitive lands) which must be deed restricted in perpetuity for farmland preservation or conservation open space.

C. General Provisions: A residential cluster development shall be permitted as of right in the PBR zoning district.

- (1) **A residential cluster development may allow single family detached (two family detached if inclusionary Affordable Housing provisions are utilized) .**
- (2) All accessory uses allowed in the PBR shall be allowed in the cluster development.
- (3) Maximum building height shall be 2-1/2 stories, not to exceed 35 feet
- (4) All cluster developments must maintain a 75' wide vegetated buffer around the perimeter of any developed area of the tract which borders another property and/or ROW. The buffer shall comply with the following standards:
 - i. **Buffer** areas shall be developed for the primary purpose of screening views and reducing noise, glare, blowing debris or other nuisances perception or effect beyond the development.
 - ii. No structure, use, activity, storage of materials, or parking of vehicles shall be permitted within a **buffer** area.

- iii. All **buffer** areas shall be planted and maintained with either grass or groundcover together with a screen of live shrubs or scattered planting(s) of live trees, shrubs, or other plant material.
 - iv. Natural buffer areas consisting of existing wooded tracts are preferred and may have additional plantings added to them in order to meet the required standards.
 - v. Non-tree plant materials shall be at least three feet in height when planted and be of such density as will obscure, year round, the presence of the development;
 - vi. Trees shall be at least 8' in height and 2.5" dbh.
 - vii. All plant materials must be guaranteed for two years.
- D. The following provisions shall apply to any residential cluster development, regardless of the general requirements of the applicable residential zoning district:
- (1) **All major subdivision development involving 10 acres must be designed as a cluster development.**
 - (2) **Lot size averaging may be utilized as long as septic capability can be established and no unit is on a lot less than 1 acre.**
 - (3) **Any development 10 acres or less that wishes to cluster may do so.**
 - (4) No minimum width or depth of lot shall apply.
 - (5) A minimum separation of 25 feet shall be provided between all principal buildings and structures.
 - (6) Each lot shall have a minimum access of 50 feet to a public or private street. The access may be shared with other lots.
- E. All cluster developments must provide for no less than 50% of the **SET ASIDE** area to be deed restricted as preserved acreage through farmland preservation, deed restricted open space.
- (1) Land utilized for street right of ways, driveways, parking, courtyards, storm water facilities, and utilities may **not** be included as part of the above referenced 50% deed restricted area.
 - (2) All Set Aside Areas must have a management and maintenance plan submitted.
- F. All cluster development shall require an Environmental Impact Statement per Section 170-90 except review of the EIS shall be by the Planning Board as part of Preliminary Site Plan Review.
- G. Procedures for Review
- (1) All cluster developments are considered to be planned development major subdivisions subject to all requirements of the Land Use Code.
 - (2) All cluster developments are strongly encouraged to submit a sketch Site Plan under Section H below prior to full Preliminary Site Plan Review
 - i. Sketch Site Plans for cluster developments will be given priority for review by the Planning Board.
 - ii. The Sketch Plan will be reviewed for compliance with this Cluster Section.
 - (3) Cluster developments which choose not to submit a sketch plan must incorporate the details of the sketch plan requirements into their Preliminary Site Plans as well as meeting the normal

Preliminary Site Plan detail requirements of Section 79.

H. Contents of sketch Site Plan

- (1) All cluster developments are strongly encouraged to submit a sketch Site Plan which shall include, but is not necessarily limited to:
 - i. Preliminary Site Plan details as listed in Section 170-79: 1, 2, 3 (a-h)
 - ii. A conceptual plan which demonstrates the potential yield of the development, showing the maximum number of units which could be constructed in the development under non-clustered PBR zoning after excluding all wetlands, wetland transition areas, storm water management facilities and any other use-restricted or environmentally sensitive lands AND deducting 10% for streets and easements.
 - iii. A calculation schedule/table showing how the yield plan was developed.
 - iv. **The proposed cluster layout showing, at least, the footprint of the proposed buildings.**
 1. **Maximum number of units allowed in the cluster shall be 1.25 x the yield plan, rounded down to the nearest whole unit unless Section H is used.**
 - v. The area of the site proposed for common open space and its size.
 - vi. Any areas designated for accessory uses such as parking, loading and waste management.
 - vii. Locations of sidewalks (if required) and streets.
 - viii. Stormwater management facility locations.

I. Bonus density

- (1) **The Board can approve an increase in density to 1.5 x the yield plan if:**
 - i. The applicant can provide proof of septic capability
 - ii. The maximum overall density for the development cannot exceed 1du/acre.
 - iii. Twenty percent of the housing meets the COAH criteria for affordable housing.

J. Additional Review Criteria to be applied to all Cluster Developments

- (1) The development advances the purpose of this section as enumerated in Section A.
- (2) The Site Plan satisfies the requirements of Sections C through F above.
- (3) Open space within the development should, to the greatest degree possible be contiguous or in large blocks.
- (4) Open space should be accessible for viewing if environmentally sensitive or for access if for active or passive recreation.
- (5) The site is screened from adjacent active farmland and roads by at least 50' landscaped buffer strip.
- (6) The natural terrain and landscape are minimally disturbed with least alteration of naturally occurring vegetation, especially mature trees, and topography.
- (7) Section **§170-103** shall be utilized for review of Preliminary Applications with the following exceptions/changes:
 - i. All of **§170-103 A** except delete (5);
 - ii. All of **§170-103 B** with the following exception:

1. §170-103 B(b) change five (5) freestanding houses to: **three (3)** freestanding houses
2. Add new sentence: **Attached houses shall vary in setback by a minimum of 5 feet.**
- iii. All of **§170-103 C** with the following exceptions:
 1. **§170-103 C (1) (a) – delete last sentence**
 2. **§170-103 C (2) – delete all**
 3. **§170-103 C (3) – delete all**

K. Deed Restriction requirements

- (1) All Set Aside space and land excluded from the Net Buildable Area (as defined above), not permanently preserved as farmland, shall require the establishment of a homeowner's association as provided in Section _____ or the land shall be accepted by a nonprofit organization devoted to conservation which has an established presence in New Jersey.

TOWNSHIP OF QUINTON

ORDINANCE 2008-____
AN ORDINANCE ENTITLED “DEVELOPMENT FEE CONTRIBUTION”
AMENDING SECTION 170 OF THE CODE OF THE TOWNSHIP OF
QUINTON, NEW JERSEY

BE IT HEREBY ORDAINED by the Township Committee of the Township of Quinton, County of Salem and State of NJ that the Land Use and Development Code is amended to add ARTICLE XXVII.

ARTICLE XVII
Development Fee Contribution

§ 170-175

A. Purpose

- (1) In Holmdel Builder’s Association V. Holmdel Township, 121 N.J. 550 (1990), the New Jersey Supreme Court determined that mandatory development fees are authorized by the Fair Housing Act of 1985, N.J.S.A. 52:27d-301 et seq., and the State Constitution, subject to the Council on Affordable Housing’s (COAH’s) adoption of rules. This ordinance establishes standards for the collection, maintenance, and expenditure of development fees pursuant to COAH’s rules. Fees collected pursuant to this ordinance shall be used for the sole purpose of providing low- and moderate-income housing. This ordinance shall be interpreted within the framework of COAH’s rules on development fees.

B. Basic requirements

- (1) Quinton Township shall not spend development fees until COAH has approved a plan for spending such fees and Quinton Township has received third round substantive certification from COAH or a judgment of compliance.

C. Definitions

- (1) The following terms, as used in this ordinance, shall have the following meanings:
 - (a). “Affordable housing development” means a development included in the Housing Element and Fair Share Plan, and includes, but is not limited to, an inclusionary development, a municipal construction project or a 100 percent affordable development.
- (2) “COAH” means the New Jersey Council on Affordable Housing.
- (3) “Development fee” means funds paid by an individual, person, partnership, association, company or corporation for the improvement of property as permitted

in COAH's rules.

- (4) "Equalized assessed value" means the value of a property determined by the municipal tax assessor through a process designed to ensure that all property in the municipality is assessed at the same assessment ratio or ratios required by law. Estimates at the time of issuance of a building permit may be obtained utilizing estimates for construction cost. Final equalized assessed value shall be determined at project completion by the municipal tax assessor.

D. Development fees

- (1) Any construction for residential or nonresidential use, except projects which utilize a set aside of one affordable unit for the number of market value units as determined by COAH third round rules, amended, shall precipitate the requirement for an affordable housing development fee.
- (2) Within any zoning district(s), residential developers shall pay a fee of one and one half (1.5) percent of the equalized assessed value for residential development, provided no increased density is permitted.
- (3) When an increase in residential density pursuant to N.J.S.A. 40:55D-70d(5) (known as a "d" variance) has been permitted, developers may be required to pay a development fee of six (6) percent of the equalized assessed value for each additional unit that may be realized. However, if the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base density for the purposes of calculating the bonus development fee shall be the highest density permitted by right during the two-year period preceding the filing of the variance application.
- (4) Within any zoning district(s), non-residential developers shall pay a fee of two (2) percent of the equalized assessed value for non-residential development .
- (5) If an increase in floor area ratio is approved pursuant to N.J.S.A. 40:55D-70d(4), then the additional floor area realized (above what is permitted by right under the existing zoning) shall incur a bonus development fee of six (6) percent of the equalized assessed value for non-residential development, However, if the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base floor area for the purposes of calculating the bonus development fee shall be the highest floor area permitted by right during the two-year period preceding the filing of the variance application.

E. Eligible exactions, ineligible exactions and exemptions

- (1) Affordable housing developments shall be exempt from development fees. All other forms of new construction shall be subject to development fees unless the development has received preliminary approval prior to adoption of this
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development fee ordinance, in which case it shall be exempt from development fees unless the developer seeks a substantial change in the approval. A substantial change is defined as requesting:

- (a) Any change requiring a variance;
- (b) An increase of more than one (1) percent in impervious coverage or floor area ratio;
- © Any change in street configuration;
- (d) Any setback increase of more than 3 feet.

An insubstantial change would be a change involving plant materials, lighting and signage.

- (2) Development fees shall be imposed and collected when an existing structure is expanded or undergoes a change to a more intense use. The development fee shall be calculated on the increase in the equalized assessed value of the improved structure.
- (3) Any capital project reviewed under 40:55D-31 shall be exempt from development fees.

F. Collection of fees

- (1) Fifty percent of the development fee shall be collected at the time of issuance of the building permit. The remaining portion shall be collected at the issuance of the certificate of occupancy. The developer shall be responsible for paying the difference between the fee calculated at building permit and that determined at issuance of certificate of occupancy.

G. Contested fees

- (1) Imposed and collected development fees that are challenged shall be placed in an interest bearing escrow account by Quinton Township. If all or a portion of the contested fees are returned to the developer, the accrued interest on the returned amount shall also be returned.

H. Affordable Housing trust fund

- (1) There is hereby created a separate, interest-bearing housing trust fund for the purpose of depositing development fees collected from residential and non-residential developers and proceeds from the sale of units with extinguished controls. All development fees paid by developers pursuant to this ordinance shall be deposited into this fund.
 - (2) No funds shall be expended from the affordable housing trust fund unless the expenditure conforms to a spending plan approved by COAH. All interest
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accrued in the housing trust fund shall only be used on eligible affordable housing activities approved by COAH.

I. Use of funds

- (1) Funds deposited in the housing trust fund may be used for any activity approved by COAH to address the municipal fair share. Such activities include, but are not limited to: rehabilitation, new construction, RCAs subject to the provisions of N.J.A.C. 5:94-4.4(d), ECHO housing, purchase of land for affordable housing, improvement of land to be used for affordable housing, purchase of housing, extensions or improvements of roads and infrastructure to affordable housing sites, financial assistance designed to increase affordability, or administration necessary for implementation of the Housing Element and Fair Share Plan. The expenditure of all funds shall conform to a spending plan approved by COAH.
 - (2) Funds shall not be expended to reimburse Quinton Township for past housing activities.
 - (3) After subtracting development fees collected to finance an RCA, a rehabilitation program or a new construction project that are necessary to address Quinton's affordable housing obligation, at least 30 percent of the balance remaining shall be used to provide affordability assistance to low- and moderate-income households in affordable units included in the municipal Fair Share Plan. One-third of the affordability assistance portion of development fees collected shall be used to provide affordability assistance to those households earning 30 percent or less of median income by region.
 - (a) Affordability assistance programs may include down payment assistance, security deposit assistance, low interest loans, and rental assistance.
 - (b) Affordability assistance to households earning 30 percent or less of median income may include buying down the cost of low or moderate income units in the third round municipal Fair Share Plan to make them affordable to households earning 30 percent or less of median income. The use of development fees in this manner shall entitle Quinton Township to bonus credits pursuant to N.J.A.C. 5:94-4.22.
 - © Payments in lieu of constructing affordable units on site and funds from the sale of units with extinguished controls shall be exempt from the affordability assistance requirement.
 - (4) Quinton Township may contract with a private or public entity to administer any part of its Housing Element and Fair Share Plan, including the requirement for affordability assistance, in accordance with N.J.A.C. 5:94-7.
-

- (5) No more than 20 percent of the revenues collected from development fees each year, exclusive of the fees used to fund an RCA, shall be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultant fees necessary to develop or implement a new construction program, a Housing Element and Fair Share Plan, and/or an affirmative marketing program. In the case of a rehabilitation program, no more than 20 percent of the revenues collected from development fees shall be expended for such administrative expenses. Administrative funds may be used for income qualification of households, monitoring the turnover of sale and rental units, and compliance with COAH's monitoring requirements. Development fee administrative costs are calculated and may be expended at the end of each year or upon receipt of the fees.

J. Monitoring

- a) Quinton Township shall complete and return to COAH all monitoring forms included in the annual monitoring report related to the collection of development fees from residential and non-residential developers, payments in lieu of constructing affordable units on site, and funds from the sale of units with extinguished controls, and the expenditure of revenues and implementation of the plan certified by COAH. All monitoring reports shall be completed on forms designed by COAH.

MASTER PLAN REEXAMINATION REPORT

QUINTON TOWNSHIP SALEM COUNTY NEW JERSEY

MARCH 13, 2007

SARAH BIRDSALL, PLANNING CONSULTING

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QUINTON MASTER PLAN RE-EXAMINATION REPORT

INTRODUCTION

Each municipality in New Jersey is required by the Municipal Land Use Law (MLUL) to re-examine its Master Plan and development regulations at least once every six years. Quinton Township adopted a Comprehensive Plan in 1990. A Reexamination was done in December, 2000. The Township began work on this Reexamination in late 2006.

The underlying principle of the Township's 1990 Comprehensive Plan is the retention of Quinton's rural, agricultural character. The Township Planning Board has affirmed that this tenet remains valid. There has, however, been some increase in the pace, size and pressures associated with residential development within the Township which present a threat to that goal. In addition, changing circumstances have rendered some of the ancillary goals of the 1990 Plan impracticable. This Reexamination, then, is an opportunity to examine how well the 1990 Master Plan is functioning in the early 21st century and suggest adjustments to make it more functional in light of current circumstances.

The MLUL has specific requirements for a Reexamination. The Reexamination must consider the goals and objectives of the 1990 Master Plan and analyze the state of those conditions in terms of the current situation. The Reexamination report must conclude with any recommendations for modifications to the Master Plan (or to the development regulations which flow from it) based on any significant changes described in the Reexamination.

There have been alterations in demographic and land use patterns in the six years since the Master Plan was reexamined which should be reviewed in terms of how they have affected the viability of the Township's goals and objectives. Other factors, extraneous to the Township, such as the national and regional economy and State level policy shifts, should be considered in terms of how they may influence attainment of the Township's Master Plan goals.

This Reexamination functions as fulfillment of Section 40:55D-89 of the Municipal Land Use Law (MLUL) which requires that a Reexamination report shall state:

- The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.
- The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

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- The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L. 1992, c. 79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommend changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The Report is composed of the following sections in compliance with the requirements of the MLUL. Section One reviews the goals and objectives of the 1990 Master Plan in order to place them in the context of present conditions. It also evaluates land use related ordinances and data which have been developed over the last six years. In essence, Section One examines the ongoing validity of the 1990 Master Plan's goals and objectives.

Section Two focuses on how the goals and objectives of the Master Plan should be reviewed in light of changes in:

- Population increase and distribution,
- COAH requirements,
- Environmental perceptions,
- Land acquisitions and patterns in the Township
- State regulations, and
- Regional and State goals and objectives.

Section Three evaluates past recommendations for implementation or achievability. Based on this evaluation, Section Four makes specific recommendations for changes to the Master Plan goals and the Land Use Ordinance in order to make them function better in the present. The recommendations are based on the Planning Board's input and review of current conditions and data as they relate to land use in Quinton.

SECTION ONE: LAND DEVELOPMENT PROBLEMS AND OBJECTIVES

The 1990 Comprehensive Plan has ten major goals. In addition, three of the individual Elements of the 1990 Plan contain recommendations. The 2000 Reexamination has an additional eleven recommended revisions to the Plan. There is some overlap among the goals and the recommendations and revisions. On the other hand, several of the goals have no accompanying recommendations or implementation agendas. Overlaps among goals and recommendations indicate a strong consistency of theme and purpose which are the hallmark of a strong document. Goals without objectives and/or recommendations weaken a document. The goals, along with the recommendations in the Elements, will form the basis for judging whether the Master Plan is formulated to best achieve its purpose under current circumstances, especially in light of changes in conditions and assumptions since its adoption.

The ten goals, as listed below, cover the scope of concerns and aspirations for the Township as stated in the 1990 Comprehensive Plan.

1. Retain the Township's rural character and environment.
2. Preserve farming operations on prime agricultural land.
3. Provide attractive sites for industrial and commercial establishments to increase the Township's economic base and employment opportunities.
4. Provide for an adequate and diversified housing supply in attractive neighborhoods.
5. Maintain or raise residential values by preventing the introduction of incompatible uses, requiring development standards, and preserving the natural beauty of the Township.
6. Identify and preserve the historic and scenic resources of Quinton.
7. Revitalize and reinforce the Village as a small commercial center.
8. Provide for adequate community facilities, particularly future water supply and sewerage.
9. Develop a circulation system which is coordinated with land use, efficient, safe, convenient and reduces traffic congestion in dense residential areas.
10. Provide adequate open space for present and future population.

These goals are only as effective as the strategy to implement them. The 1990 Comprehensive Plan's Elements contains recommendations to fulfill the Township's goals. But, in several cases, they are not related back to the goals and, often, do not work to achieve the goals. The Township would be better served with fewer, more specific goals, which can be translated into concrete actions.

In particular, Quinton's Master Plan should present a well thought out and solid basis for each goal and recommendation. The recommendations should have an implementation or action plan. Vague goals and wish lists should be avoided as they weaken the Master Plan overall.

SECTION TWO: SIGNIFICANT CHANGES IN ASSUMPTIONS, POLICIES AND OBJECTIVES

There are four areas of change which the Township should monitor in terms of their possible effect on its Comprehensive Plan. They are:

- Population distribution and residential patterns
- COAH housing regulations and obligations
- Increasing environmental awareness
- New State regulations and policies

The State Plan's placement of Quinton in Planning substantiates the Township's primary goals to farmland and the rural environment. The State intent for Planning Areas 4 is noted in the accompanying box.

Quinton, unlike some of its Salem and Cumberland neighbors, is not presently inundated with development requests for suburban style development which would substantially increase its population. As demonstrated in the figure below,

Quinton's population, after a substantial dip in the 1980's, has stabilized at about 1% growth per year. The US Census estimate of 2,861 persons for 2005 exceeds the South Jersey Transportation Organization's projection¹ for

Rural Planning Area: PA4 Maintain the Environs as large contiguous areas of farmland and other lands; revitalize cities and towns; accommodate growth in Centers; promote a viable agricultural industry; protect the character of existing stable communities; and confine programmed sewers and public water services to Centers.

Areas 4
preserve
Plan's

County

¹ SJTPO is the official population projection for Council on Affordable Housing data in Salem County.

2005 by 47 persons. The Township is hardly experiencing runaway growth. If that is so, is there a need to be concerned about land use patterns?

QUINTON TOWNSHIP POPULATION AND CHANGE

<u>YEAR</u>	<u>POPULATION</u>	<u>CHANGE</u>	<u>% CHANGE</u>
1990	2511	-376	-14 %
2000	2786	275	10 %
2005*	2861	75	2.6 %

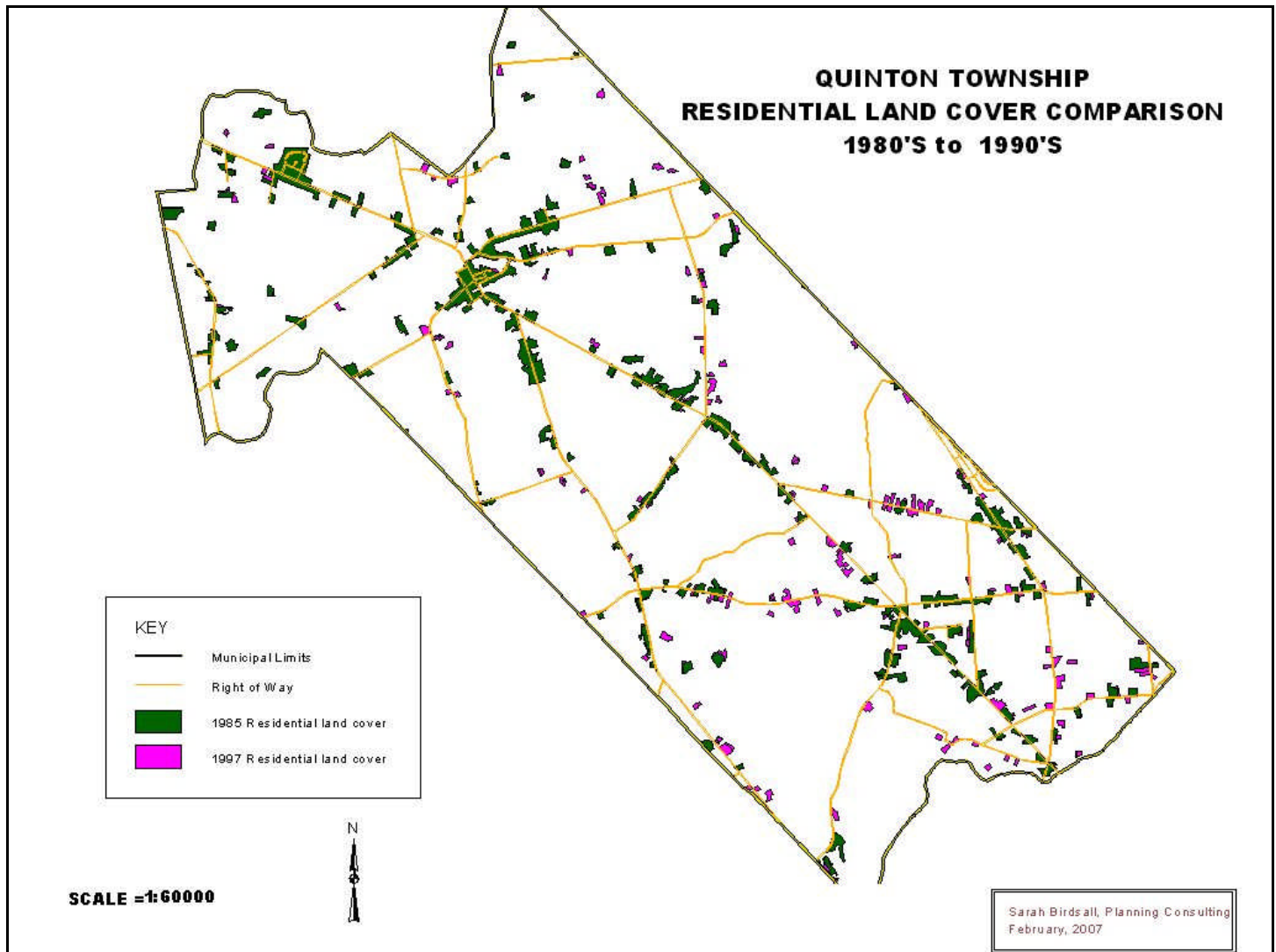
* US Census estimate

** 5 year

Quinton's overall goal to preserve its rural character and prime farmland is potentially jeopardized by eventual encroachments of the type of development occurring in the general region even though the Township is not yet experiencing development pressure of that category. The Planning Board is aware that it may be only time buffering the Township from suburban type development.

In addition, ongoing "ribbon" development along existing roads, exacerbated by the Township's limited road system, is changing Quinton's rural land use pattern. Figure #1 demonstrates residential development patterns between 1985 and 1997. In addition, another sixty-five additional houses have been built over the last ten years, almost all on existing roads. Continued development along the Township's roads will eventually damage the rural feel of the Township as well as infringe on the agricultural industry and despoil contiguous woodlands. Even without the advent of large scale developers and suburban development patterns, Quinton is in danger of losing its character from so-called gradual growth.

Figure #1



The 1990 Plan advocated some tools for growth management which Quinton has in its Ordinance. The Township has a cluster ordinance, allowing clustering as a conditional use in the PBR district. But it is unlikely to be utilized by developers since it requires public sewer and/or water, which are not available in the PBR. The cluster ordinance is an example of ineffective enactment of Master Plan recommendations in an ordinance.

Another potential difficulty for the Township's objectives is changes in Council on Affordable Housing (COAH) rules. Any new houses must, under COAH third round rules², be figured into the Township's ongoing rehabilitation and new affordable housing obligations. The Township does not have an up-to-date Housing Element and has not written a Fair Share Plan which it eventually must do if it is to be protected from builders' remedy suits.

² In late January, much of the third round rules were sent back to COAH for revision by the Appellate Court. The general consensus among housing lawyers is that the basic scheme of growth share will be re-instituted with clarified rules.

The Township does have a stormwater management section in its Ordinance. In 2003, Quinton added a stream corridor buffer ordinance to its regulations. Since then, DEP has moved to further strengthen buffer requirements for enhanced value streams. Quinton's stream corridor ordinance, as well as its stormwater management ordinance, are indications of the Township's commitment to environmental protection of its natural resources. That should be better reflected in its goals so that the stream corridor protection and other environmental standards in the Ordinance are supported by the Master Plan.

SECTION THREE: GOALS EVALUATION

The 1990 Comprehensive Plan's goals and recommendations are crucial to understanding whether the Plan is working currently. A study comparing the recommendations to the goals indicates that there are many recommendations which lack a basis in one of the Master Plan goals. In addition, there are other recommendations which have been made obsolete by changing circumstances.

Figure #2 lists the Recommendations from the 1990 Comprehensive Plan and the Recommended Revisions from the 2000 Reexamination. It notes whether the Recommendation is grounded in a goal and advises whether it is obsolete or unachievable under present circumstances. If a Recommendation is still functional, it should definitely have a basis in a specific goal. Figure #2 demonstrates where the Goals of the Master Plan need to be strengthened and which goals are not functioning well for the Township.

MASTER PLAN EFFECTIVENESS CHART

RECOMMENDATIONS FROM 1990 PLAN AND 2000 REEXAM	RELATED GOAL	IMPLEMENTED
1990 Land Use Plan Recommendations		
1. New Zoning Districts recommended for manufacturing and industry	3	Yes
2. Retention of cluster as option in low density residential	2,4,5,6,10	Yes
3. Add Planned Unit Development option	NONE	Yes
1990 Utility Service Element Recommendations		
1. Public water should be extended to Village residences	7,8	No
2. Public water system should be extended to service all new developments	8	No
3. Promote extension of public sewage from Salem City	8	Part
4. Develop a Storm Water Management Plan	NONE	Yes
5. Develop a resource extraction ordinance to reduce environmental degradation	NONE	Yes
6. Encourage agricultural management techniques which minimize soil disturbance and reduce erosion and surface water pollution	5	No
7. Revise subdivision/site plan ordinance to include provisions for the protection of potable water supply reservoirs.		
1990 Community Facilities Element Recommendations		
1. Future developers of large scale projects should provide school sites within the development as needed	NONE	No
2. Future developments should provide sites for additional fire stations and first aid stations	NONE	No
3. Utilize existing stream corridors and/or woodlands as linkages among major recreation areas for pedestrians	NONE	No
4. Ensure that open space in cluster developments is usable for recreation purposes. Existing cluster ordinance should ensure: <ul style="list-style-type: none"> Establishment of convenient and open space areas concurrent with residential development Savings of tax revenues which then can be allocated to other capital projects 	10	No
1990 Conservation Element Recommendations		
1. Adhere to the capacity limits of natural resources in planning and zoning	NONE	No
2. Require the preservation of flood plains and steep slopes.	NONE	Yes
3. Provide for the preservation of all stream and river corridors by the use of incentives, easements and restrictive ordinances.	NONE	Yes
4. Encourage cluster development in order to create buffers and preserve environmental features	NONE	Yes
5. Review and revise all ordinances to remove disincentives for agricultural production in areas intended for retention of ag lands	2	No
6. Encourage the long term use of farming in prime ag lands	2	No
7. Develop and implement an ordinance requiring submission of an EIS to monitor the effects of development on natural resources	NONE	Yes
8. Revise and adopt the land mining ordinance as necessary to provide adequate protection measures	NONE	No
9. Encourage conservation of wood lots and woodland areas	1	NO
10. Investigate creation of an environmental commission to advise Planning Board	NONE	Yes

RECOMMENDATIONS FROM 1990 PLAN AND 2000 REEXAM	RELATED GOAL	IMPLEMENTED
11. Investigate funding sources to assist in the purchase and improvement of recreation/open space areas.	10	Yes
Recommended Revision from 1990 Reexam		
1. Provide for a mix of senior housing opportunities in appropriate locations	4	Partial
2. Evaluate the existing zoning districts along Route 49 sewer extension with study of future development trends for area	NONE	
3. Relocate commercial and industrial zone districts	NONE	NO
4. Evaluate impact of sewer system upon growth and “create zoning responsive to those impacts”	NONE	Yes
5. Projection of recreation needs incorporated into Open Space and Recreation Element	10	No
6. Redevelopment Plan for Quinton Village	7	No
7. Incorporate changes in the MLUL into Zoning Ordinances	NONE	Partial
8. Review of boundaries of Village Center	7	No
9. Agricultural Uses must be protected and enhanced	2	No
10. Add impact fees ordinance for off tract improvements	NONE	No

As can be seen, many of the recommendations are not based on the Master Plan goals. This makes implementing them more difficult, especially if they are challenged in the future. More seriously, many of the recommendations which are rooted in a goal have not been implemented. This is because many of the recommendations are too vague or they have no action plan to accompany them.

SECTION FOUR: SPECIFIC CHANGES RECOMMENDED TO THE MASTER PLAN/LAND USE REGULATIONS

In order to be effective, the Master Plan should establish policies based on its overriding goals. That policy can act as the basis for actions which should be achievable and measurable. Based on feedback from the Planning Board, Figure #3, “Goals Evaluation and Action Chart,”³ recommends specific actions as part of this Reexam. The action items should be monitored and measured on a regular basis and a report prepared to demonstrate whether the Master Plan goals are functioning for the benefit of the Township.

³ This chart formed the basis for discussion of the goals at the public meeting of the Planning Board on January 9, 2007.

GOALS EVALUATION AND ACTION CHART
QUINTON TOWNSHIP MASTER PLAN REEXAMINATION

Figure #3

1990 MASTER PLAN GOALS	PROBLEM	POLICY	SUGGESTED ACTION
1. Retain the Township's rural character and environment	<ul style="list-style-type: none"> • Incremental "road frontage" building is eating up open space • Suburban type development is imminent and will destroy rural feel • The Township does not have a definition of its rural character and environment in its Master Plan 	<ul style="list-style-type: none"> • Development should be deferential to natural resources, especially woods and wetlands and scenic vistas • Suburban type development on standardized lot sizes with fixed setbacks do not reflect the rural character of the Township 	<ul style="list-style-type: none"> • Mandate road front buffers for new development • All major site plans to have GIS component integrating ERI findings • Mandate clustering for all subdivisions over 2 lots • Create site design guideline overlay districts (village, wooded areas, scenic vistas) in zoning ordinances • Downzone to 3 acre to make clustering more palatable
2. Preserve farming operations on prime agricultural land	<ul style="list-style-type: none"> • Value of prime farmland for residential development is increasing • 1 acre zoning as possibility in PBR is attractive to developers • Zoning and local regulations alone are not sufficient to prevent farm loss 	<p>The Township is mindful of the difficulties facing local farmers and the importance of land values to individual landowners. The Township must also consider the wider community's desire to control and manage growth . The public policy of the Township is to preserve farmland and open space, not for the gain of individual landowners, but for public health and welfare, and to conserve natural resources and prevent environmental degradation and to promote a desirable visual environment.</p>	<ul style="list-style-type: none"> • Make clustering plan mandatory on parcels over 3 acres (cluster down to 1 acre with bonus for ½ acre where environmentally possible or w/ innovative technology)

1990 MASTER PLAN GOALS	PROBLEM	POLICY	SUGGESTED ACTION
3. Provide attractive sites for industrial and commercial establishments to increase the Township's economic base and employment opportunities	<ul style="list-style-type: none"> No public utilities to support economic development Sprawling residential development straining resources/tax base 	<ul style="list-style-type: none"> Establish a Redevelopment Area with public utilities which will act as a mixed commercial/higher density residential area and economic generator 	<ul style="list-style-type: none"> Redevelopment Needs Analysis and Plan which will designate the Area as noncontiguous cluster receiving area Petition DEP for sewer expansion within Village (or Redevelopment Area)
4. Provide for an adequate and diversified housing supply in attractive neighborhoods	<ul style="list-style-type: none"> Rising cost of land and improvements are making it difficult for low and medium income families to enter the Township's housing market and, for the retired sector, to remain in Township New development is aimed at upscale housing market 	<ul style="list-style-type: none"> The Township must craft an updated Housing Element and Fair Share Plan to represent its desire to fulfill its legal and moral obligation to low and moderate income citizens. The Township views rehabilitation of older, historic homes as a viable way to fulfill this goal and advance preservation of its housing stock 	Use a Growth Share Ordinance based on Fair Share Plan to craft development agreements to rehabilitate older homes for current citizens with moderate incomes
5. Maintain/raise residential values by preventing the introduction of incompatible uses, requiring development standards, and preserving the natural beauty of the Township	Development pressure and lack of growth management controls are resulting in poor development and loss of the natural beauty of the Township	This goal should be combined with #1	Delete goal and integrate into a definition of what constitutes Quinton's rural character
6. Identify and preserve the historic sites of Quinton	Historic sites and buildings are endangered by age and neglect	The Township values its historic sites designated in its Master Plan as well as the cultural and scenic vistas which have historic value.	Allow accessory apartments for age restricted housing in older, larger homes to prevent demolition. Integrate historic sites and scenic vistas as part of buffer areas.
7. Revitalize and reinforce the Village as a small commercial center	The Village's potential is hampered by limited potential of public sewer connections and lack of public water	This is integral to and included in Goal #1 since village development is part of the Rural character	<ul style="list-style-type: none"> Apply to the State for an expanded Village Center Create Redevelopment Area for mixed use Village with

1990 MASTER PLAN GOALS	PROBLEM	POLICY	SUGGESTED ACTION
			commercial and residential
8. Provide for adequate community facilities, particularly future water supply and sewerage.	This goal should be clarified with regard to “adequate” facilities. It was based on 1990 belief that extension of the sewer line from Salem would be best and that it would not be limited	The Township can only provide community facilities and utilities within its power as a local entity.	See Goal # 7 action Concentrate public utilities in and around Village to protect Village identity and rural character of entire Township
9. Develop a circulation system which is coordinated with land use, efficient, safe, convenient and reduces traffic congestion in dense residential areas.	Quinton’s lack of local roadways combined with economic factors makes it overly dependent on developers’ circulation schemes.	Any new development within the Township should replicate the rural road system which is part of the character of the community	Require new development to apply for RSIS exemption to meet rural road standard traffic count
10. Provide adequate open space for the future population	1990 Master Plan did not anticipate large amount that would be preserved over the last 15 years making Township acquisition less important. Before development occurs, Township should have solid idea of what kind of active/passive recreation needs its residents desire	Open space and recreational opportunities should be geared to the type of activity associated with a rural lifestyle and all new development should provide open space and be held responsible for internal recreational opportunities suitable to its population	<ul style="list-style-type: none"> • The ZO should include recreation standards and/or “in lieu of” fees for all major subdivisions • Standards should be developed to ensure that recreation facilities in new subdivisions are geared to the rural aspect of the Township.

CONCLUSION

While there have been changes over the past sixteen years, both locally and regionally, they have not changed the basic premise of the Quinton Comprehensive Plan. The Township remains firm in its desire to retain its rural character and agricultural industry. Yet, the Master Plan does not have an explicit goal advocating protection of Quinton's considerable natural resources. This weakens land use ordinances, such as the stream corridor buffer, since they are not grounded in the Master Plan. In addition, there is an ongoing concern with mining activities in the Township which has not been addressed in terms of environmental sensitivity or capacity because of the lack of a specific environmental preservation goal.

A goal establishing the Township's interest in preserving natural assets and protecting its environment would contribute to affirming the Land Use Ordinance's stream buffer requirement, as well as substantiate any future ordinances to protect natural resources. It would allow the Township to base needed revisions to its cluster ordinance on environmental principles. And it would form a basis for more stringent standards for the soil extraction industry.

The Master Plan's Housing Element should be updated to reflect projections for jobs and housing development through 2015. The Land Use Ordinance requires amendments to ensure that developers fulfill their obligations and to provide a methodology for the Township to fulfill its past rehabilitation obligation. Once these are in place, the Township should petition COAH for certification in order to protect itself from builders' remedy suits.

The COAH rules and provision for affordable housing must be managed closely for the Township's best interests to be realized. The Township should closely monitor the rules and regulations issued by COAH and maintain a relationship with the Council's area manager in order to protect the Township and avoid the cost of lawsuits.

The stormwater ordinance should be reviewed and, if necessary, modified to reflect new regulations issued by DEP since 1992. The State's changing policies and assumptions on ground water which prompted new stormwater regulations must be monitored to ensure that the Township's ordinance reflects changing NJDEP standards. The Planning Board should have a policy of regularly reviewing new State regulations relating to local land use, particularly environmental, with its professionals to ensure that its Ordinance reflects State policy changes.

As part of a revised cluster ordinance, the Township should craft voluntary guidelines for the type of development it would like to see within the municipality. Developers who are informed about the Township's site design expectations from the outset are more likely to voluntarily plan within that framework. As housing growth is inevitable, the Township will better fulfill its vision of the future by utilizing proactive techniques to be a partner in design.

The Planning Board should determine and lay out specifically what its goals are for the Village. Once the sewer lines are installed from Salem, there will be some pressure for change and development within the Village, in spite of DEP restrictions on further connections. If the Township wants to have State Plan Village designation (which would allow increased impervious coverage and development), Plan Endorsement would be necessary. Going through this procedure with the State is a cumbersome for a municipality with limited resources. Whether the Board and Committee decide to pursue the

State designation route or not, growth management strategies for the Village should be considered to ensure that the arrival of public utilities does not result in unforeseen and unwanted development in the Village and along Route #541.

The 1990 Comprehensive Plan stated that it provided "...for the gradual growth of this rural Township....while simultaneously maintaining the basic features which constitute its rural character." Quinton must adapt to changing circumstances and conditions or that agenda will be forever lost. It is the Planning Board's job, not only to review developments as they occur, but to act to manage future growth in light of the goals of the Master Plan.